DESCRIPTION PARCEL NO. ONE COMMENCING AT A POINT, SAID POINT OF COMMENCEMENT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND HAVING A CONNECTICUT STATE PLANE COORDINATE (NAD83) OF NORTH 853,548.45 THENCE RUNNING S28'44'26"E 583.20 FEET ALONG LAND N/F AMTRAK TO A POINT; THENCE RUNNING S61"15"34"W 204.79 FEET TO A POINT THENCE RUNNING S28"44"26"E 607.58 FEET TO A POINT; THENCE RUNNING N61"15"34"E 204.79 FEET TO A POINT; HE LAST THREE (3) COURSES RUNNING ALONG LAND N/F THE UNIVERSITY OF HARTFORD; THENCE RUNNING S28'44'26"E 183.57 FEET TO A POINT; THENCE RUNNING S03'56'26"E 39.34 FEET TO A POINT; THENCE RUNNING S28'44'26"E 191.66 FEET TO A POINT; THE LAST THREE (3) COURSES RUNNING ALONG LAND N/F AMTRAK; THENCE RUNNING S6076'38"W 253.06 FEET TO A POINT;
THENCE RUNNING S85'40'01"W 265.42 FEET TO A POINT;
THENCE RUNNING IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET AND AN ARC LENGTH OF 385.62 FEET TO A POINT; THENCE RUNNING S14'40'22"W 84.16 FEET TO A POINT; THENCE RUNNING N74'51'31"W 76.54 FEET TO A POINT; THE LAST FIVE (5) COURSES RUNNING THROUGH LAND N/F THE UNIVERSITY OF HARTFORD; THENCE RUNNING IN A GENERALLY NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE CENTER LINE OF THE NORTH BRANCH OF PARK RIVER 790'± TO A POINT; THENCE RUNNING \$28'07'22"E 120.00 FEET TO A POINT, THENCE RUNNING N14"40'28"E 76.00 FEET TO A POINT, THENCE RUNNING \$75'19"32"E 84.67 FEET TO A POINT, THENCE RUNNING \$7579'32"E 84.67 FEET TO A POINT;
THENCE RUNNING \$14"40'28"W 13.33 FEET TO A POINT;
THENCE RUNNING \$7579'32"E 12.33 FEET TO A POINT;
THENCE RUNNING \$7579'32"E 75.00 FEET TO A POINT;
THENCE RUNNING \$7579'32"E 75.00 FEET TO A POINT;
THENCE RUNNING \$14"40'28"W 30.00 FEET TO A POINT;
THENCE RUNNING \$7579'32"E 49.99 FEET TO A POINT;
THENCE RUNNING \$34"555"W 123.96 FEET TO A POINT;
THENCE RUNNING \$34"59'47"E 176.62 FEET TO A POINT;
THENCE RUNNING \$74"59'47"E 176.62 FEET TO A POINT;
THENCE RUNNING \$74"59'47"E 174.93 FEET TO A POINT;
THENCE RUNNING \$74"59'43"W 144.93 FEET TO A POINT; THENCE RUNNING N85°20'53" W 308.45 FEET TO A POINT;
THENCE RUNNING N17'49'13"E 324.41 FEET TO A POINT;
THENCE RUNNING N28'07'22" W 145.89 FEET TO A POINT;
THENCE RUNNING N28'07'22" W 145.89 FEET TO A POINT;
THE LAST FIFTEEN (15) COURSES RUNNING THROUGH LAND N/F THE UNIVERSITY OF HARTFORD; THENCE RUNNING IN A GENERALLY WESTERLY DIRECTION ALONG THE CENTER LINE OF THE NORTH BRANCH OF PARK RIVER 546'± TO A POINT; THENCE RUNNING NOO"25'24"E 1283.53 FEET TO A POINT;
THENCE RUNNING N85'00'13"E 125.99 FEET TO A POINT;
THENCE RUNNING N06"17"03"W 446.09 FEET TO A POINT;
THENCE RUNNING N83"31"08"E 195.86 FEET TO A POINT;
THENCE RUNNING S06"17"40"E 410.34 FEET TO A POINT;
THENCE BUNNING N85"0"47"E 410.34 FEET TO A POINT; THENCE RUNNING N85'00'13"E 278.39 FEET TO A POINT; DORM C FIRST EXCEPTION PIECE COMMENCING AT A POINT, SAID POINT OF COMMENCEMENT BEING THE EASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND HAVING A CONNECTICUT STATE PLANE COORDINATE (NAD83) OF NORTH 852,461.38 AND EAST 1,008,949.56; THENCE RUNNING S3476'38"W 80.34 FEET TO A POINT: THENCE RUNNING N55'43'22"W 62.16 FEET TO A POINT: THENCE RUNNING S3476'38"W 29.83 FEET TO A POINT THENCE RUNNING N55°43°22"W 83.16 FEET TO A POINT THENCE RUNNING N3476'38"E 55.17 FEET TO A POINT; THENCE RUNNING N55"43"22"W 42.84 FEET TO A POINT THENCE RUNNING N3476'38"E 83.16 FEET TO A POINT; THENCE RUNNING S55'43'22"E 29.83 FEET TO A POINT THENCE RUNNING N34"16'38"E 62.16 FEET TO A POINT: THENCE RUNNING S55°43'22"E 80.34 FEET TO A POINT THENCE RUNNING S3476'38"W 90.32 FEET TO A POINT THENCE RUNNING S55'43'22"E 77.99 FEET TO THE POINT AND PLACE OF COMMENCEMENT THE LAST TWELVE (12) COURSES RUNNING THROUGH LAND N/F THE UNIVERSITY OF HARTFORD. DORM D SECOND EXCEPTION PIECE COMMENCING AT A POINT, SAID POINT OF COMMENCEMENT BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND HAVING A CONNECTICUT STATE PLANE COORDINATE (NAD83) OF NORTH 852,496.36 AND EAST 1,009,031.68; THENCE RUNNING N34"16'38"E 77.99 FEET TO A POINT; THENCE RUNNING N55'43'22"W 90.32 FEET TO A POINT; THENCE RUNNING N3476'38"E 80.34 FEET TO A POINT; THENCE RUNNING S55°43'22"E 62.16 FEET TO A POINT THENCE RUNNING N3476'38"E 29.83 FEET TO A POINT THENCE RUNNING S55'43'22"E 83.16 FEET TO A POINT THENCE RUNNING S3476'38"W 42.84 FEET TO A POINT: THENCE RUNNING S55'43'22"E 55.17 FEET TO A POINT. THENCE RUNNING S3476'38"W 83.16 FEET TO A POINT; THENCE RUNNING N55°43'22"W 29.83 FEET TO A POINT; THENCE RUNNING S3476'38"W 62.16 FEET TO A POINT THENCE RUNNING N55'43'22"W 80.34 FEET TO THE POINT AND PLACE OF COMMENCEMENT THE LAST TWELVE (12) COURSES RUNNING THROUGH LAND N/F THE UNIVERSITY OF HARTFORD. DANA HALL THIRD EXCEPTION PIECE COMMENCING AT A POINT, SAID POINT OF COMMENCEMENT BEING THE SOUTH WESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND HAVING A CONNECTICUT STATE PLANE COORDINATE (NAD83) OF NORTH 850,812.99 AND EAST THENCE RUNNING N13°29'24"E 173.57 FEET TO A POINT; THENCE RUNNING ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12°29'55", A RADIUS OF 103.00 FEET, A LENGTH OF 22.47 FEET, A CHORD BEARING OF NO7"14'27"E, AND A CORD LENGTH OF 22.42 FEET TO A POINT; THENCE RUNNING NO0"59'30"E 71.19 FEET TO A POINT; THENCE RUNNING N74'48'27"E 352.52 FEET TO A POINT; THENCE RUNNING S15"41"02"E 112.87 FEET TO A POINT; THENCE RUNNING S74'50'54"W 49.44 FEET TO A POINT THENCE RUNNING S15'43'32"E 220.60 FEET TO A POINT; THENCE RUNNING S73'52'18"W 122.33 FEET TO A POINT; THENCE RUNNING N14'51'37"W 88.43 FEET TO A POINT; THENCE RUNNING S75'53'43"W 296.06 FEET TO THE POINT AND PLACE OF COMMENCEMENT THE PREVIOUS TEN (10) COURSES RUNNING THROUGH LAND N/F THE UNIVERSITY OF HARTFORD. PARCEL TWO AKA PARCEL A COMMENCING AT A POINT, SAID POINT OF COMMENCEMENT BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND HAVING A CONNECTICUT STATE PLANE COORDINATE (NAD83) OF NORTH 851,797.71 AND EAST 1,008,742.28; THENCE RUNNING IN A GENERALLY NORTHWEST AND SOUTHWEST DIRECTION 240'± ALONG THE CENTERLINE OF THE NORTH BRANCH OF PARK RIVER TO A POINT; THENCE RUNNING N42'56'00"W 58'+ ALONG LAND N/F EDITH M. DALY TO A POINT; THENCE RUNNING N14'27'50"W 25'± ALONG LAND N/F KAREN A. ANTION TO A POINT; THENCE RUNNING N12'44'57"W 25'± TO A POINT; THENCE RUNNING NOO"12'31"W 155'± TO A POINT; THE LAST TWO (2) COURSES RUNNING ALONG LAND N/F WALTER D. DEPTULA; THENCE RUNNING S89°46'39"E 202'± ALONG LAND N/F LOUIS C. BOSSIE TO A POINT; THENCE RUNNING NOOT3'10"E 1000'+ ALONG LAND N/F LOUIS C. BOSSIE, LAND N/F HOWARD D. NITCHKE, LAND N/F TREASA M. NITCHKE, LAND N/F MARIA V. MARTINEZ, LAND N/F WILLIAM S. OKESON, LAND N/F MARK R. LUSTER AND LAND N/F GILA COHEN, PARTLY BY EACH TO A POINT; THENCE RUNNING N85"14'35"E 102'± ALONG LAND N/F SAMUEL C. FRIED TO A POINT; THENCE RUNNING NO679'03"W 440'± ALONG LAND N/F SAMUEL C. FRIED, LAND N/F WILLIAM N. McCONNELL, LAND N/F MANUEL J. SOARES, LAND N/F LARRY C. BROWN AND LAND N/F RAYMOND R. LABRECQUE ETAL, BEING THE HARTFORD— WEST HARTFORD TOWN LINE, PARTLY BY EACH TO A POINT; THENCE RUNNING N83"31'08"E 35'± TO A POINT; THENCE RUNNING SOCTO 03"E 446.09 FEET TO A POINT;

THENCE RUNNING S85 00'13"W 125.99 FEET TO A POINT:

THENCE RUNNING SOO'25'24"W 1283.53 FEET TO THE POINT AND PLACE OF COMMENCEMENT;

THE LAST FOUR (4) COURSES RUNNING THROUGH LAND N/F THE UNIVERSITY OF HARTFORD.

COMMENCING AT A POINT, SAID POINT OF COMMENCEMENT BEING IN THE NORTHERLY LINE OF THE HEREIN DESCRIBED PARCEL,

THENCE RUNNING N60"16'38"E 61' ALONG THE NORTHERLY LINE OF DISCONTINUED PORTION OF MARK TWAIN DRIVE TO A POINT;

THENCE RUNNING IN A GENERALLY SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF DISCONTINUED PORTION OF MARK TWAIN DRIVE, 1,340'±

THENCE RUNNING N85'40'01"E 40 FEET± ALONG THE NORTHERLY LINE OF DISCONTINUED PORTION OF MARK TWAIN DRIVE TO THE POINT AND

THENCE RUNNING IN A WESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF DISCONTINUED PORTION OF MARK TWAIN DRIVE 100 FEET± TO A POINT;

SAID POINT OF COMMENCEMENT BEING LOCATED S60"16"38"W 253.06 FEET FROM A POINT ON THE WESTERLY RAILROAD RIGHT OF-WAY LINE OF LAND N/F AMTRAK AND HAVING A CONNECTICUT STATE PLANE COORDINATE (NAD83) OF NORTH 852,136.12

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. 2. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES OR MATERIALS OR LABOR HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE 3. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.. 4. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION AND EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS AND ANY MATTERS NOT OF RECORD WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. 5. TAXES TO THE TOWN OF HARTFORD ON THE LIST OF OCTOBER 1, 2001 AND FOR ALL SUBSEQUENT LISTS, NOT YET DUE AND PAYABLE.
6. TAXES TO THE TOWN OF WEST HARTFORD ON THE LIST OF OCTOBER 1, 2001 AND FOR ALL SUBSEQUENT LISTS, NOT YET DUE AND PAYABLE. 7. CAVEAT TO THE METROPOLITAN DISTRICT, AND SEWER RIGHTS AS SET FORTH IN SUCH CAVEAT, FROM HARRIETTE S. GABRIEL, ET AL, DATED MARCH 23, 1955, AND RECORDED IN THE WEST HARTFORD LAND RECORDS IN VOLUME 273, PAGE 250. 8. A POLE LINE EASEMENT FROM WILLIAM H. CONREY, ET AL TO THE HARTFORD ELECTRIC LIGHT COMPANY DATED SEPTEMBER 5, 1916, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 431, PAGE 304. NOTE: THIS POLICY INSURES AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN BY REASON OF ANY FINAL JUDGMENT REQUIRING THE REMOVAL, RELOCATION OR ALTERATION OF ALL OR ANY PART OF BUILDING 5 OR STUDENT HOUSING BUILDING, AS SHOWN AND DESIGNATED ON THE MAP OR PLAN REFERRED TO IN SCHEDULE A, ENCROACHING WITHIN THE EASEMENT REFERRED TO IN ITEM 4. 9. CERTIFICATE OF APPROVAL OF CONSTRUCTION OF DAM AFFECTING NORTH BRANCH OF PARK RIVER BY STATE OF CONNECTICUT WATER RESOURCES COMMISSION DATED NOVEMBER 21, 1962, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1096, PAGE 173.

10. FINDING AND ORDER OF ENCROACHMENT LINES CONCERNING THE NORTH BRANCH OF THE PARK RIVER AND WASH BROOK BY STATE OF CONNECTICUT WATER RESOURCES COMMISSION DATED SEPTEMBER 20, 1965, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1150, PAGE 745, AND IN THE WEST HARTFORD LAND RECORDS IN VOLUME 409, PAGE 96. 11. SEWER EASEMENT FROM THE UNIVERSITY OF HARTFORD TO THE METROPOLITAN DISTRICT DATED DECEMBER 6, 1965, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1154, PAGE 98. THIS POLICY INSURES THAT THIS EASEMENT IS ASCERTAINABLE AND FIXED. 12. SEWER EASEMENT FROM THE UNIVERSITY OF HARTFORD TO THE METROPOLITAN DISTRICT DATED DECEMBER 6, 1965, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1154, PAGE 101. THIS POLICY INSURES THAT THIS EASEMENT IS ASCERTAINABLE AND FIXED. (AFFECTS FIRST PIECE, PARCEL ONE ONLY) 13. EASEMENT FROM THE UNIVERSITY OF HARTFORD TO THE METROPOLITAN DISTRICT DATED DECEMBER 1, 1966, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1175, PAGE 201, AND IN THE WEST HARTFORD LAND RECORDS IN VOLUME 429, PAGE 613. THIS POLICY INSURES THAT THIS EASEMENT IS ASCERTAINABLE AND FIXED. (AFFECTS SECOND PIECE ONLY). 14. RIGHTS AND EASEMENTS SET FORTH IN A \$1,625,000 INDENTURE OF MORTGAGE AND DEED OF TRUST FROM THE UNIVERSITY OF HARTFORD TO HARTFORD NATIONAL BANK & TRUST COMPANY (NOW KNOWN AS FLEET NATIONAL BANK), TRUSTEE DATED APRIL 1, 1965, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1180, PAGE 186. (STUDENT CENTER BUILDING). THIS POLICY INSURES THAT THE RIGHTS AND EASEMENTS IN THIS INSTRUMENT ARE NON-EXCLUSIVE. 15. RIGHTS AND EASEMENTS SET FORTH IN A \$2,670,000 INDENTURE OF MORTGAGE AND DEED OF TRUST FROM THE UNIVERSITY OF HARTFORD TO HARTFORD NATIONAL BANK & TRUST COMPANY (NOW KNOWN AS FLEET NATIONAL BANK), TRUSTEE DATED APRIL 1, 1968, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1216, PAGE 499, AND IN THE WEST HARTFORD LAND RECORDS IN VOLUME 459, PAGE 59. THIS POLICY INSURES THAT THE RIGHTS AND EASEMENTS IN THIS INSTRUMENT ARE NON-EXCLUSIVE. ("C" DORM AND "D" DORM) 16. DRAINAGE EASEMENT FROM THE UNIVERSITY OF HARTFORD TO MOUNTAIN FARMS OF SIMSBURY, INC. DATED NOVEMBER 24, 1970, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1261, PAGE 552, AND IN THE WEST HARTFORD LAND RECORDS IN VOLUME 479, PAGE 901. THIS POLICY INSURES THAT THIS EASEMENT IS ASCERTAINABLE AND FIXED. 17. SPECIAL USE PERMITS BY TOWN OF WEST HARTFORD PLANNING AND ZONING COMMISSION CONCERNING (I) PROPOSED CLASS ROOM BUILDING DATED JUNE 26, 1978, AND RECORDED IN THE WEST HARTFORD LAND RECORDS IN VOLUME 648, PAGE 3; (II) PROPOSED PARKING LOT DATED DECEMBER 4, 1978, AND RECORDED IN SAID LAND RECORDS IN VOLUME 671, PAGE 225; AND (III) CONSTRUCTION OF NEW COMPUTER CENTER BUILDING DATED JULY 21, 1981, AND RECORDED IN SAID LAND RECORDS IN VOLUME 784, PAGE 131. 18. SANITARY SEWER EASEMENT FROM THE UNIVERSITY OF HARTFORD, ET AL TO THE TOWN OF WEST HARTFORD ACKNOWLEDGED MAY 24, 1979 AND JUNE 25 1979, AND RECORDED AUGUST 13, 1979, IN THE WEST HARTFORD LAND RECORDS IN VOLUME 697, PAGE 203. THIS POLICY INSURES THAT THIS EASEMENT ASCERTAINABLE AND FIXED. (AFFECTS FIRST PIECE, PARCEL TWO ONLY) 19. AGREEMENT BETWEEN THE UNIVERSITY OF HARTFORD AND THE METROPOLITAN DISTRICT DATED SEPTEMBER 26, 1983, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2107, PAGE 325. (SANITARY SEWER CONNECTION CHARGES - STUDENT HOUSING) 20. RIGHTS AND EASEMENTS SET FORTH IN A \$3,500,000 MORTGAGE AND SECURITY AGREEMENT FROM THE UNIVERSITY OF HARTFORD TO THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE SECRETARY OF EDUCATION, DATED AUGUST 2, 1984, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2196, PAGE 64. (PARCEL B - STUDENT HOUSING) THIS POLICY INSURES THAT THE RIGHTS AND EASEMENTS IN THIS INSTRUMENT ARE NON-INCLUSIVE. 21. EASEMENT AGREEMENT CONCERNING TRAFFIC SIGNAL TO TOWN OF WEST HARTFORD DATED NOVEMBER 1, 1985, AND RECORDED IN THE WEST HARTFORD LAND RECORDS IN VOLUME 1026, PAGE 349. THIS POLICY INSURES THAT THIS EASEMENT IS ASCERTAINABLE AND FIXED. 22. CERTIFICATE OF APPROVAL FROM THE CITY OF HARTFORD, GREATER HARTFORD FLOOD COMMISSION DATED JANUARY 25, 1988 AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2726, PAGE 33. (BUILDING "A" - STUDENT HOUSING) 23. CERTIFICATE OF APPROVAL FROM THE CITY OF HARTFORD, GREATER HARTFORD FLOOD COMMISSION DATED FEBRUARY 5, 1988, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2731, PAGE 22. 24. CERTIFICATE OF APPROVAL FROM THE CITY OF HARTFORD, GREATER HARTFORD FLOOD COMMISSION DATED MARCH 10, 1988, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2744, PAGE 88. (SPORTS CENTER EXPANSION) 25. AGREEMENT BETWEEN THE UNIVERSITY OF HARTFORD AND THE METROPOLITAN DISTRICT DATED MARCH 7, 1988, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2757, PAGE 34. (STUDENT HOUSING SEWER CONNECTION CHARGE) 26. AGREEMENT BETWEEN THE UNIVERSITY OF HARTFORD AND THE METROPOLITAN DISTRICT DATED DECEMBER 23, 1988, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2892, PAGE 214. (SEWER CONNECTION CHARGE - STUDENT HOUSING BUILDING "B") 27. CONDITION REQUIRING APPROVAL OF WATKINSON SCHOOL FOR OTHER THAN SPECIFIED USES AS SET FORTH IN WARRANTY DEED DATED AUGUST 31, 1989, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2977, PAGE 40. [SEE CONSENT CONCERNING LEASE TO THE CITY OF HARTFORD FOR MAGNET SCHOOLS DATED OCTOBER 21, 1998, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 4024, PAGE 145]. 28. FOOT PATHS, CHANNEL ENCROACHMENT LINES AND EASEMENTS TO THE METROPOLITAN DISTRICT COMMISSION AS SET FORTH IN WARRANTY DEEDS FROM THE WATKINSON SCHOOL TO THE UNIVERSITY OF HARTFORD DATED AUGUST 31, 1989 AND JULY 2, 1990, RESPECTIVELY, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2977, PAGE 40, AND IN VOLUME 3081, PAGE 114, RESPECTIVELY. 29. A CERTIFICATE OF APPROVAL FROM THE CITY OF HARTFORD, GREATER HARTFORD FLOOD COMMISSION DATED OCTOBER 27, 1989, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 3000, PAGE 148. 30. CONDITIONS AS SET FORTH IN A WARRANTY DEED FROM THE WATKINSON SCHOOL TO THE UNIVERSITY OF HARTFORD DATED JULY 2, 1990, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 3081, PAGE 114. 31. AGREEMENT BETWEEN THE UNIVERSITY OF HARTFORD AND THE METROPOLITAN DISTRICT DATED MAY 24, 1990, AND RECORDED IN THE WEST HARTFORD LAND RECORDS IN VOLUME 1522, PAGE 226. (CONNECTION CHARGE #201 AND #207 BLOOMFIELD AVENUE) 32. DECLARATION BY THE UNIVERSITY OF HARTFORD DATED OCTOBER 21, 1992, AND RECORDED IN THE HARTFORD LAND RECORDS ON OCTOBER 21, 1992 IN VOLUME 3306, PAGE 254, AND IN THE WEST HARTFORD LAND RECORDS ON OCTOBER 21, 1992 IN VOLUME 1728, PAGE 358. 33. VARIANCE GRANTED BY THE CITY OF HARTFORD ZONING BOARD OF APPEALS TO THE UNIVERSITY OF HARTFORD DATED JULY 12, 1994, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 3505, PAGE 93. (SOCCER FIELD) 34. MEMORANDUM OF PCS SITE AGREEMENT (NOTICE OF LEASE) BY THE UNIVERSITY OF HARTFORD TO SPRINT SPECTRUM, LP, DATED AUGUST 9, 1996, AND RECORDED SEPTEMBER 23, 1996 IN THE HARTFORD LAND RECORDS IN VOLUME 3736, PAGE 264. (AS TO 202 BLOOMFIELD AVENUE) 35. VARIANCE GRANTED BY THE CITY OF HARTFORD ZONING BOARD OF APPEALS TO THE UNIVERSITY OF HARTFORD AND RECORDED OCTOBER 31, 1996 IN THE HARTFORD LAND RECORDS IN VOLUME 3753, PAGE 79. (STUDENT UNION) 36. VARIANCE GRANTED BY THE CITY OF HARTFORD ZONING BOARD OF APPEALS TO THE UNIVERSITY OF HARTFORD RECORDED OCTOBER 16, 1997 IN THE HARTFORD LAND RECORDS IN VOLUME 3877, PAGE 53. (INSTALLATION OF RELAY TOWER ON ROOF OF EXISTING BUILDING) 37. NOTICE OF LEASE BY THE UNIVERSITY OF HARTFORD TO SPRINGWICH CELLULAR LIMITED PARTNERSHIP RECORDED FEBRUARY 3, 1998 IN THE HARTFORD LAND RECORDS IN VOLUME 3915, PAGE 329. (AUERBACH HALL) 38. NOTICE OF LEASE BY THE UNIVERSITY OF HARTFORD TO THE CITY OF HARTFORD DATED OCTOBER 29, 1998, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 4024, PAGE 147 AND THE WEST HARTFORD LAND RECORDS IN VOLUME 2370, PAGE 163, AS ASSIGNED FROM THE CITY OF HARTFORD TO CAPITOL REGION EDUCATION COUNCIL BY ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT DATED OCTOBER 29, 1998, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 4024, PAGE 150 AND THE WEST HARTFORD LAND RECORDS IN VOLUME 2370, PAGE 166. (MAGNET SCHOOL) 39. SPECIAL USE PERMIT BY THE TOWN OF WEST HARTFORD PLANNING OFFICE TO THE UNIVERSITY OF HARTFORD DATED JANUARY 3, 2000, AND RECORDED IN THE WEST HARTFORD LAND RECORDS IN VOLUME 2540, PAGE 264. (DRIVEWAY TO ROUTE 189) 40. STATE OF CONNECTICUT STATE TRAFFIC COMMISSION CERTIFICATE TO THE UNIVERSITY OF HARTFORD, DATED OCTOBER 4, 2000, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 4301, PAGE 38 AND IN THE WEST HARTFORD LAND RECORDS IN VOLUME 2608, PAGE 175. (MAGNET SCHOOL) 41. UCC-1 FINANCING STATEMENT FROM THE UNIVERSITY OF HARTFORD TO CONNECTICUT HEALTH AND EDUCATIONAL FACILITIES AUTHORITY, AS ASSIGNED TO CITIMORTGAGE, INC., RECORDED JUNE 4, 2001 IN THE HARTFORD LAND RECORDS IN VOLUME 4388, PAGE 147 AND IN THE WEST HARTFORD LAND RECORDS IN VOLUME 2691, PAGE 73. (HEATING AND COOLING SYSTEM) 42. EASEMENT FROM THE UNIVERSITY OF HARTFORD TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY DATED AUGUST 17, 2001, AND RECORDED IN THE WEST HARTFORD LAND RECORDS IN VOLUME 2733, PAGE 209. (WESTERLY SIDE OF BLOOMFIELD AVENUE) 43. RIPARIAN, FLOWAGE AND DRAINAGE RIGHTS OF OTHERS IN THE NORTH BRANCH OF PARK RIVER AND OTHER PONDS AND WATERCOURSES ON OR RUNNING THROUGH THE INSURED PREMISES. 44. SURVEY ENTITLED, "PROPERTY SURVEY PREPARED FOR THE UNIVERSITY OF HARTFORD 200 BLOOMFIELD AVENUE HARTFORD, W. HARTFORD, CONN." SHOWS THE FOLLOWING: EASEMENT FROM THE UNIVERSITY OF HARTFORD TO THE METROPOLITAN DISTRICT COMMISSION RECORDED IN VOLUME 935 AT PAGE 337 AND VOLUME 935 AT PAGE 592 OF THE HARTFORD LAND RECORDS. 45. RESTRICTIONS UPON THE USE, OCCUPANCY AND OWNERSHIP OF THE UNIVERSITY CENTER AS ESTABLISHED IN 20 USC SECTION 355B(C) AND RIGHTS OF THE UNITED STATES OF AMERICA PURSUANT THERETO TO RECOVER ITS CONTRIBUTION TO CONSTRUCTION COSTS UPON VIOLATION. 46. RIGHTS AND EASEMENTS RESERVED IN FAVOR OF THE UNIVERSITY OF HARTFORD AS SET FORTH IN THE MORTGAGE TO BE INSURED. THIS POLICY INSURES THAT THE RIGHTS AND EASEMENTS IN THIS INSTRUMENT ARE NON-EXCLUSIVE. THENCE RUNNING IN A GENERALLY NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF DISCONTINUED PORTION OF MARK TWAIN DRIVE 1,340 FEET± TO POINT; NOTE: 16 INDICATES ITEM NO. IN SCHEDULE B SECTION 2, SEE SHEET 1 OF TWO.

COMMITMENT FOR TITLE INSURANCE SCHEDULE B - SECTION 2

MAP REFERENCES: . THE METROPOLITAN DISTRICT HARTFORD COUNTY, CONN. WATER BUREAU CONTRACT 794 NORTHEAST TRANSMISSION MAIN EAST HARTFORD LINE SECTION III KEY PLAN AND PROFILE DATED APRIL 1968 SCALE 1"=800' SHEETS 1 THROUGH 14. 2. CHANNEL ENCROACHMENT LINES WASH BROOK & PARK RIVER NORTH BRANCH, BLOOMFIELD, HARTFORD, & WEST HARTFORD SCALE 1"=100" DATED SEPT. 25, 1964 SHEETS 1 THROUGH 7 BY MORTON S. FINE PROPERTY TO BE CONVEYED TO LEVINE & MILLSTEIN STILLMAN ROAD BLOOMFIELD, CONNECTICUT DATED 9/17/84 SCALE 1"=40' BY F.A. HESKETH & ASSOCIATES, INC. 4. PROPERTY OF DIANE B. HOFFMAN NORTH OF EDGEBROOK DRIVE BLOOMFIELD, CT. DATED JUNE 26, 1986 SCALE 1"=100' BY ED LALLY AND ASSOCIATES. 5. PROPERTY OF CAMAR ASSOCIATES EDDY STREET BLOOMFIELD, CONNECTICUT DATED 10/30/85 SCALE 1"=100' BY PALMBERG & RUSSO. 6. PLAN OF PROPERTY OWNED BY HARTFORD TIMES, INC. TO BE DEEDED TO UNIVERSITY OF HARTFORD EDDY STREET BLOOMFIELD, CONNECTICUT DATED OCT. 18, 1988 SCALE 1"=100' BY HENRY CHARLES COTTON. 7. TOWN OF BLOOMFIELD MAP SHOWING LAND RELEASED TO TOWN OF BLOOMFIELD BY THE STATE OF CONNECTICUT INTERSTATE 291 DATED SEPT. 1986 SCALE 1"=40' PROJECT NO. 51-126 SERIAL NO. 229A 8. PROPERTY SURVEYED FOR UNIVERSITY OF HARTFORD CENTRAL LIBRARY EAST OF BLOOMFIELD AVENUE HARTFORD, CONN. DATED JAN. 1971 REVISED MAY, 1971 BY PETERSEN & HOFFMAN. 9. PORTION OF PROPERTY UNIVERSITY OF HARTFORD BUSINESS ADMINISTRATION BUILDING PROJECT NO. 5-1616 REAR OF BLOOMFIELD AVENUE HARTFORD, CONN. DATED AUG. 1967 SCALE 1"=100' BY PETERSEN & HOFFMAN. 10. PROPERTY SURVEYED FOR UNIVERSITY OF HARTFORD IN REAR OF BLOOMFIELD AVENUE HARTFORD, CONN. DATED JULY, 1965 SCALE 1"=100' BY PETERSEN & HOFFMAN. 11. PLAN SHOWING RIGHT-OF-WAY ON LAND CLAIMED BY WATKINSON SCHOOL IN HARTFORD DATED FEB. 1966 12. PLAN SHOWING RIGHT-OF-WAY ON LAND CLAIMED BY UNIVERSITY OF HARTFORD IN WEST HARTFORD AND HARTFORD DATED FEB. 1966 SCALE 1"=100" 13. WATER BUREAU THE METROPOLITAN DISTRICT HARTFORD, CONNECTICUT METRO. DIST. EASEMENT HTFD. CONTRACT 794 DATED 5/69 SCALE 1"=40' SHEETS 31-312, 31-313 & 31-314. 14. PLAN PREPARED FOR UNIVERSITY OF HARTFORD HARTFORD & WEST HARTFORD CONNECTICUT DATED 3-29-88 REVISED TO 10-20-92 SCALE 1"=100" BY FUSS & O'NEILL INC. 15. PROPERTY MAPPED FOR UNIVERSITY OF HARTFORD BLOOMFIELD HARTFORD CONNECTICUT DATED 8-30-88 REVISED TO 9-6-88 SCALE 1"=100' SHEETS 1 THROUGH 4 BU FUSS & O'NEILL INC. 16. PORTION OF PROPERTY UNIVERSITY OF HARTFORD FOR "C" & "D" DORMITORIES REAR OF BLOOMFIELD AVE. HARTFORD & WEST HARTFORD, CONN. DATED AUG. 1968 SCALE 1"=100' BY PETERSEN & HOFFMAN. 17. TOWN OF BLOOMFIELD MAP SHOWING LAND TRANSFERRED TO THE DEPT. OF ENVIRONMENTAL PROTECTION BY THE DEPT. OF TRANSPORTATION INTERSTATE ROUTE 291 DATED MAY 1983 SCALE 1"=100' PROJ. NO. 51-126 18. SHERWOOD HILLS PROPERTY OF N/F BERNARD I. & JOSEPH X. FRIEDMAN BLOOMFIELD & WEST HTFD., CONN. DATED NOV. 1955. 1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996; THE TYPE OF SURVEY IS A PROPERTY SURVEY;

THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY; THE HORIZONTAL CLASS OF ACCURACY IS A-2.

2. THE INTENDED PURPOSE OF THIS MAP IS TO DEPICT SUBJECT PARCELS REFERENCED IN THE CURRENT TITLE POLICY SUPPLIED BY LAWYERS TITLE INSURANCE CORPORATION, CASE NUMBER CO2-1458, EFFECTIVE DATE FEBRUARY 14, 2002. THE DEPENDENT RESURVEY IS OF THE PLAN IN MAP REFERENCE 14. THE REVISION TO THIS PLAN ADDS DANA HALL AND ITS RELAVANT ADDITION TO THE AREA COVERED IN PARCEL ONE.

3. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (NAD83)

4. PLANIMETRIC FEATURES DEPICTED HEREON ARE FROM AERIAL MAPPING BY GOLDEN AERIAL SURVEYS, INC., THE DATE OF PHOTOGRAPHY IS 11/14/01. 5. THE PARCEL IS SUBJECT TO A CERTIFICATE OF APPROVAL FOR DAM CONSTRUCTION, SEE VOL. 1096 PAGE 173, BEING ITEM NO. 9, SCHEDULE B SECTION2.

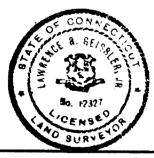
6. ITEM NUMBERS 14 & 15 SCHEDULE B SECTION 2 ARE MORTGAGES FOR THE STUDENT CENTER BUILDING AND DORMS "C" & "D" RESPECTIVELY, AND ARE NOT LOCATED ON THIS PLAN. 7. THE PARCEL IS SUBJECT TO A SPECIAL USE PERMIT SEE VOL. 648 PAGE 3, VOL. 671 PAGE 225, VOL. 784 PAGE 131, SEE SCHEDULE B SECTION 2 ITEM NO. 17. 8. THE BEARINGS IN THE DESCRIPTIONS DEPICTED HEREON DIFFER FROM THE BEARINGS IN THE TITLE COMMITMENT BECAUSE THIS MAP IS ON A DIFFERENT HORIZONTAL DATUM, SEE NOTE NO. 3.

9. THE FOLLOWING ITEMS REFERENCED IN SCHEDULE B SECTION 2 ARE NOT DEPICTED ON THIS MAP DUE TO THE NATURE OF THE DOCUMENT, EX. MORTGAGE, CERTIFICATE OF APPROVALS, AGREEMENTS, CONDITIONS, DECLARATIONS, VARIANCES, LEASES, SPECIAL USE PERMITS, FINANCING, TRAFFIC CERTIFICATES AND RESTRICTIONS. ITEMS 20 THROUGH 41, 45 & 46. 10. SCHEDULE B SECTION 2 ITEM NO. 42 IS NOT APPLICABLE TO THIS PARCEL BECAUSE IT IS ON THE WEST SIDE OF BLOOMFIELD AVENUE AND THE PARCEL IS ON THE EAST SIDE OF BLOOMFIELD AVENUE. 11. A PORTION OF THE PROPERTY LIES WITHIN FLOOD INSURANCE ZONE AE AND FLOOD INSURANCE ZONE X. FLOOD INSURANCE ZONE AE CORRESPONDS TO THE 100-YEAR FLOOD PLAINS THAT ARE DETERMINED IN THE FLOOD INSURANCE STUDY BY DETAILED METHODS. FLOOD INSURANCE ZONE X CORRESPONDS TO AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN. 12. SCHEDULE B SECTION 2 ITEM NO. 11 IS LOCATED IN THE AREA OF THE INTERSECTION OF THE HARTFORD, WEST HARTFORD AND BLOOMFIELD TOWN LINE, OVER LAND N/F JAMES D. SHIELDS, FROM LAND OF THE UNIVERSITY OF HARTFORD TO CROYDON DRIVE, THIS ITEM DOES NOT PERTAIN TO PARCELS ONE, TWO AND THREE IN THE TITLE COMMITMENT. 13. SCHEDULE B SECTION 2 ITEM NO. 16 IS LOCATED IN THE SOUTHERLY PORTION OF THE CAMPUS. IT RUNS FROM THE FORMER PROPERTY LINE BETWEEN THE UNIVERSITY OF HARTFORD AND LAND N/F WATKINSON SCHOOL, NORTHERLY TO AN EXISTING MDC EASEMENT, THIS ITEM DOES NOT PERTAIN TO PARCELS ONE, TWO AND THREE IN THE TITLE COMMITMENT. 14. SCHEDULE B SECTION 2 ITEM NO. 21 IS EASEMENTS ALONG BLOOMFIELD AVENUE IN THE AREA OF THE MAIN CAMPUS ENTRANCE AND DOES NOT PERTAIN TO PARCELS ONE, TWO AND THREE IN THE TITLE COMMITMENT.

I HEREBY DECLARE TO THE UNIVERSITY OF HARTFORD, STATE STREET BANK AND TRUST COMPANY, TRUSTEE, STATE OF CONNECTICUT HEALTH AND EDUCATIONAL FACILITIES AUTHORITY AND LAWYERS TITLE INSURANCE CORPORATION, THAT AS THE DATE HEREOF: (A) THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND THAT T AND THE INFORMATION, COURSES AND DISTÁNCES DEPICTED HEREON ARE CORRECT AND SAID SURVEY IS A CLASS A-2 SURVEY AS PREPARED IN ACCORDANCE WITH THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. DATED SEPTEMBER 26, 1996; (B) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; (C SIZE, LOCATION AND TYPE OF BUILDING AND IMPROVEMENTS ARE DEPICTED AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINES OF THE PROPERTY; (D) THERE ARE NO VIOLATION OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS ONLY; (E) THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE DEPICTED HEREON; (F) THERE ARE NO ENCROACHMENTS AFFECTING THIS PROPERTY OTHER THAN THOSE DEPICTED HEREON; (G) ANY MAPPED DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEMS ARE DEPICTED HEREON; AND (H) THE PARCEL(S) DESCRIBED HEREON DOES LIE WITHIN A FLOOD HAZARD AREA, ZONE X AND ZONE AE IN ACCORDANCE WITH MAPS ENTITLED: "FIRM FLOOD INSURANCE RATE MAP AND STREET INDEX CITY OF HARTFORD, CONNECTICUT HARTFORD COUNTY" COMMUNITY-PANEL NUMBER 095080-0005B, MAP REVISED DECEMBER 4, 1986. AND "FIRM FLOOD INSURANCE RATE MAP TOWN OF WEST HARTFORD, CONNECTICUT HARTFORD COUNTY" PANEL 2 OF 4 COMMUNITY-PANEL NUMBER 095082 0002D MAP REVISED AUGUST 19, 1991.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

LAWRENCE R. GEISSLER. JR. L.S. NO. 12327



MS: PS:	PROJ. MANAGER: LRG CHIEF DESIGNER: SAM	CO FIGS A CONTENT DIG
	REVIEWED BY DAT	FUSS & ONEILL INC. Consulting Engineers 146 HARTFORD ROAD, MANCHESTER, CONNECTICUT 06040
	SURVEY	(860) 646-2469
	SITE	
LENAME: UCS:	STRUCTURAL	PROPERTY SURVEY
		PREPARED FOR
	REVISION DATE:	THE UNIVERSITY OF HARTFORD
	⚠ 3/25/04 ⚠ ⚠	THE UNIVERSITY OF HARTFURD
	№ 4/14/04 № №	200 BLOOMFIELD AVENUE HARTFORD, W. HARTFORD, CONN.
	DATUM: H: NAD83 V: NA	JOB NUMBER PHASE DATE SHEET NO. 3 OF 3
	SCALE: 1"= 100"	97736S51 200 3/11/02 SHEET NO. 3 OF 3

#2663-3